



AIB Mortgage Bank Detailed ACS Pool Analysis March 2014

Table 1 Mortgage Loans Summary

Total Indexed Property Valuation ⁽¹⁾ ^(2a) ^(2b)	€24.7bn
Total Number of Accounts	115,673
Total Number of Properties	102,220
Nominal Balances of the Mortgages	€15.6bn
Prudent Market Value	€12.7bn
Average Mortgage Balance	€135,042
Weighted Average Unindexed LTV	62.7%
Weighted Average Indexed LTV	90.4%
Aggregate Indexed LTV	63.2%
Weighted Average Seasoning	77 Months
Weighted Average Remaining Legal Term	19.4 Years
Weighted Average Life (Contracted Duration)	10.5 Years

Table 2 Unindexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	1,927	12%	30,699	30%
30% - 40%	1,577	10%	12,081	12%
40% - 50%	1,801	12%	11,511	11%
50% - 60%	1,905	12%	10,617	10%
60% - 70%	2,202	14%	10,835	11%
70% - 80%	2,410	15%	10,584	10%
80% - 90%	2,751	18%	11,734	12%
90% - 95%	461	3%	2,155	2%
95% - 100%	95	1%	338	0%
100% - 101%	15	0%	56	0%
101% +	<u>477</u>	<u>3%</u>	<u>1,610</u>	<u>2%</u>
Total	15,621	100%	102,220	100%
Weighted Average LTV	62.7%			

Table 3 Indexed LTV (%)

> <=	Ledger Balance (€m)	% of Total	No. of Borrowers	% of Total
0% - 30%	960	7%	22,739	22%
30% - 40%	726	5%	7,617	7%
40% - 50%	948	6%	7,943	8%
50% - 60%	1,093	7%	7,928	8%
60% - 70%	1,328	6%	8,156	8%
70% - 80%	1,541	10%	8,552	8%
80% - 90%	1,658	11%	8,776	9%
90% - 95%	759	4%	3,794	4%
95% - 100%	673	5%	3,191	3%
100% - 110%	1,339	9%	6,097	6%
110% - 120%	1,280	9%	5,605	5%
120%+	<u>3,314</u>	<u>21%</u>	<u>11,822</u>	<u>12%</u>
Total	15,621	100%	102,220	100%
Weighted Average LTV	90.4%			

Table 4 Mortgage Size ⁽⁴⁾ (€'000)

> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
€0 - €100	1,976	12%	43,138	37%
€100 - €200	5,339	34%	40,940	36%
€200 - €350	5,519	35%	24,594	21%
€350 - €500	1,527	10%	4,618	4%
€500 +	<u>1,259</u>	<u>9%</u>	<u>2,383</u>	<u>2%</u>

Total	15,621	100%	115,673	100%
Average Mortgage	135,042			
Table 5 Seasoning ⁽³⁾ (months)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-12	610	4%	3,729	3%
12-24	749	5%	4,723	4%
24-36	508	3%	3,268	3%
36-48	954	6%	6,016	5%
48-60	1,686	11%	10,308	9%
60-72	2,254	14%	13,173	11%
72+	<u>8,858</u>	<u>57%</u>	<u>74,456</u>	<u>65%</u>
Total	15,621	100%	115,673	100%
Weighted Average	77 Months			
Table 6 Remaining Legal Term (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-5	369	2%	13,469	12%
5-10	1,391	9%	19,964	17%
10-15	2,860	18%	23,699	20%
15-20	3,648	23%	22,656	19%
20-25	3,047	20%	15,651	14%
25-30	3,235	21%	14,571	13%
30-35	1,071	7%	5,663	5%
Total	15,620	100%	115,673	100%
Weighted Average	19.4 Years			
Table 7 Repayment Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Principal and Interest	15,205	97%	113,616	98%
Interest Only 0 - 2 years	318	2%	1,622	1%
Interest Only 2 - 5 years	31	0%	139	0%
Interest Only 5+ years	<u>67</u>	<u>1%</u>	<u>296</u>	<u>1%</u>
Total	15,621	100%	115,673	101%
Table 8 Products by Interest Rate Type				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Fixed (see also Table 9)	1,623	10%	10,544	9%
Variable	6,312	41%	51,937	45%
ECB Tracker	<u>7,685</u>	<u>49%</u>	<u>53,192</u>	<u>46%</u>
Total	15,621	100%	115,673	100%
Table 9 Fixed Rate Loan Periods (years)				
> <=	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
0-1	782	48%	4,622	44%
1-2	526	32%	3,361	32%
2-3	195	12%	1,441	14%
3-5	67	4%	631	6%
5+	<u>54</u>	<u>3%</u>	<u>489</u>	<u>5%</u>
Total	1,623	100%	10,544	100%
Table 10 Arrears Multiple (months)				
	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
No Arrears	15,521	99.3%	115,010	99.4%
>0 <1 month	74	0.5%	495	0.5%
1 month	25.7	0.2%	168	0.1%
>1 month	nil	nil	nil	nil
Total	15,621	100%	115,673	100%

Table 11 Market Segment	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Owner Occupier	12,908	83%	95,244	82%
Second Home	139	1%	1,386	1%
Buy To let	<u>2,573</u>	<u>16%</u>	<u>19,043</u>	<u>17%</u>
Total	15,621	100%	115,673	100%

Table 12 Geographical Concentration County	Ledger Balance (€m)	% of Total	No. of Accounts / Loans	% of Total
Dublin	5,862	38%	31,164	27%
Non Dublin	<u>9,759</u>	<u>62%</u>	<u>84,509</u>	<u>73%</u>
Total	15,621	100%	115,673	100%

(1) The Indexed Property Valuation is the historical property valuation, indexed using the latest House Price Index (February 2014 for March 2014) with a 15% discount applied to the uplift in valuation. 100% of any valuation decrease is applied.

(2a) Up to and including November 2011, properties were indexed using the ESRI/PTSB house price index. This index has been discontinued with the last published index being for Quarter 4 2010. A new index, compiled by the CSO, has since been adopted through Regulatory Notice in December 2011.

(2b) In March 2014, the CSO index showed a national peak to trough fall in house prices of 46.7% and a fall of 50% & 46.4% in Dublin and outside Dublin respectively.

(3) Seasoning is measured by reference to the opening date of loan accounts, which are set up on the advance of new mortgage loans, on further advances and on changes to the terms of existing mortgages resulting in the amalgamation of existing loan accounts into new loan accounts

(4) The above 115,673 loan accounts were secured on 102,220 properties; there may be more than one loan account against a property